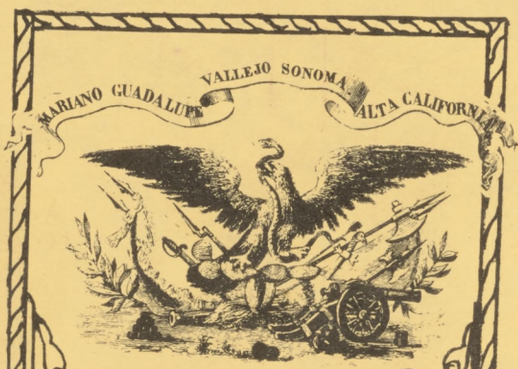
BERKELEY
DEPARTM

Abstract of Title
AND
LIST of INCUMBRANCES
By
# of Sonoma County
ABSTRACT BUREAU
SANTA ROSA
SONOMA COUNTY, CALIFORNIA.



Depot Museum

Sonoma, Ca.

Abstract of Title AND LIST OF INCUMBRANCES

(As shown by the Records of Sonoma County.)

AFFECTING

All that certain tract of land in the County of Sonoma, State of California, as particularly described in the Deed from The City of Sonoma, by A. G. Oakes, Mayor, to William Burris, recorded in Liber 8 of Deeds, page 94: and shown on page 23 of this Abstract.

Excepting therefrom, that certain portion thereof as particularly described in the Deed from William Burris and wife to William Townsend, recorded in Liber 7 of Deeds, page 504: and shown on page 27 of this Abstract.

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The United States of America,

—— To ——

"Mayor and Common Council of
the City of Sonoma".

U. S. PATENT.

Dated March 31, 1880

Whereas it appears from a duly authenticated transcript filed in the General Land Office of the United States, that pursuant to the provisions of the Act of Congress approved the Third day of March, 1851, entitled "An Act to ascertain and settle the private land claims in the State of California", The City of Sonoma, by its Mayor and Common Council filed a petition on the 21st. day of May, A.D. 1852, with the Commissioners to ascertain and settle the private land claims in the State of California, sitting as a Board in the City of San Francisco, in which petition it claimed the confirmation of its title to "the lands belonging to Sonoma, "containing four square leagues, more or less, situated in the County of Sonoma and State aforesaid, by virtue of a grant made to the "Pueblo de Sonoma" under the authority of the Mexican Government, by Don Mariano G. Vallejo, and approved by the Governor of California June 24, 1835, Jose Figueroa being then the Commandant General and Governor of the Political Division of Upper California.

And Whereas the Board of Land Commissioners aforesaid, on the 22nd day of January, A.D. 1856, in the cause entitled "The Mayor and Common Council of the City of Sonoma, vs The United States" rendered its decree as follows, to wit: "In this Case, on hearing the proofs and allegations, it is adjudged by the Commissioners that the claim of the said petitioners is valid, and it is there-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

fore decreed that the same be confirmed. The land of which confirmation is made, is situated in the County of Sonoma, and is known as the Town or Pueblo Lands of the said City or Town of Sonoma, and is bounded as delineated and described on the map filed in the case marked B.P.L.Exhibit to the deposition of M. G. Vallejo, except that the Southeasterly boundary, instead of being a straight line, as laid down thereon by the dotted line running from the Arroyo Seco to the point marked "Trancas" on the Sonoma River should follow the course of the said Arroyo Seco, reference being had to said map for a more particularly description", which decree or decision, having been taken by appeal to the District Court of the United States for the Northern District of California, the said Court, on the 5th day of September, A. D. 1864 made an order transferring this cause to the United States Circuit Court for the Northern District of California, and the said Circuit Court, at a stated term, on the 2nd day of November, A.D. 1864 in the cause entitled "The Mayor and Common Council of the City of Sonoma, vs The United States" rendered its decree as follows, to wit:-

"The appeal in this case from the decree of the Board of Land Commissioners to ascertain and settle private land claims in California, entered on the 22nd day of January, A.D. 1856,by which the claim of the petitioners was adjudged to be valid and confirmed to lands within certain described limits, coming on to be heard, upon the transcript of proceedings and decisions of said Board, and the papers and evidence upon which said decision was founded, and further evidence taken in the said District Court of the United States, for the Northern District of California, pending said Appeal, the said case having been transferred to this Court by order of the said Districy Court, under the provisions of Section Four of the Act entitled "an Act to expedite

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the settlement of titles to lands in the State of California", approved July 1st, 1864, and Counsel of the United States and for the claimant having been heard, and due deliberation had,

"It is ordered, adjudged and decreed that the appeal on the part of the petitioners, the Mayor and Common Council of the City of Sonoma, from the said decree of the Board of Commissioners be, and the same is hereby dismissed for want of jurisdiction in this Court to hear the same, and that the said decree of the Board of Commissioners adjudging the claim of the petitioners to be valid, and confirming the same to land within certain described limits, be, and the same is hereby in all respects affirmed, and upon the stipulation of the District Attorney of the United States to that effect given in pursuance of the notice of the Attorney General of the United States, that the United States will not prosecute the appeal on their part, and thereafter the said Circuit Court of the United States for the Northern District of California, in November, A.D. 1864 rendered the following decree viz: "It appearing to the Court, by the annexed stipulation of the Attorneys of the respective parties to the above entitled cause that no appeal will be taken to the Supreme Court of the United States from the decree heretofore entered herein,

Now, on application of D. O. Shattuck Esq., Attorney for claimant, the District Attorney Delos Lake Esq. being present, It is ordered that claimant have leave to proceed under the decree of this Court as under final decree", whereby the proceedings of Court upon the title, became final:

And Whereas, under the Thirteenth Section of said Act of the 3rd. of March, A.D. 1851, and the supplemental legislation, and in accordance with the proceedings had pursuant to said act and supplemental legislation, there has been deposited in the General Land Office of the United States, a return, with the description

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notes and plat of the survey of the said claim confirmed as aforesaid, and authenticated by the signature of the United States Surveyor General for the State of California, which description notes and plat of survey are in the words and figures as follows to wit:-

(Here follow Survey and Map).

Now Know Ye, that the United States of America, in consideration of the premises, and pursuant to the provisions of the Act of Congress aforesaid, of 3 March, A.D. 1851, and the legislation supplemental thereto, have given and granted, and by these presents do give and grant unto the said Mayor and Common Council of the City of Sonoma, and to their successors and assigns, the tract of land embraced and described in the foregoing survey, but with the stipulation that in virtue of the 15th Section of the said Act, neither the confirmation of this said claim nor this Patent shall affect the interests of third persons.

To Have &c.

(Recites that Seal of General Land Office is affixed)

(Signed) By the President,

(Seal) R. B. Hayes,

By Wm. H. Crook, Secretary.

Recorded Vol. 11, pages 249 to 270 inclusive.

S. W. Clark, Recorder of the General Land Office.

Recorded May 4, 1881.

Liber F of Land Patents, page 53.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

For

William Burris,

— By —

E. T. Peabody,

County Surveyor,

by J. A. Brewster, Deputy.

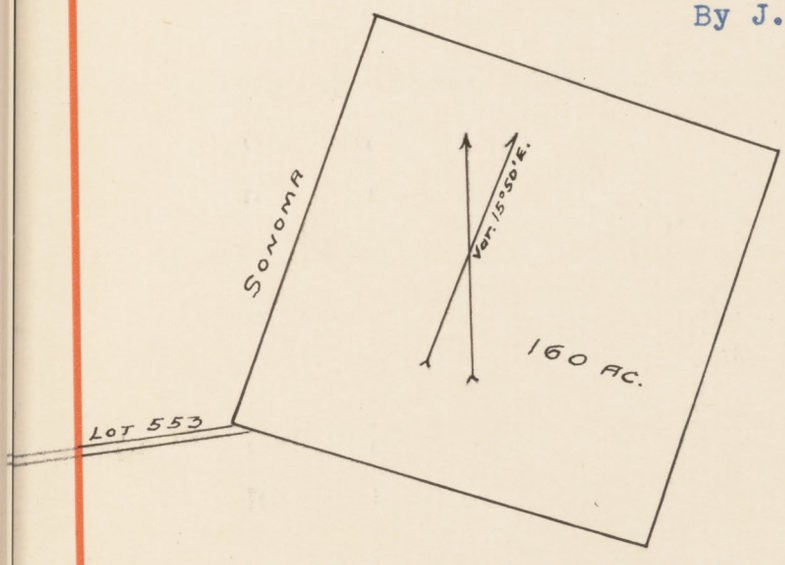
SURVEY.

Survey of land claimed on the Huichica Tract made for Wm. Burris, July 26, 1851.

Beginning at a point on the boundary line of the Town of Sonoma (it being the S. E. corner of town lot No. 552 on the map of Sonoma): thence running (S. 69° E. magnetic) S. 53° 10' E. 160 rods to a stake; thence (N. 21° E. magnetic) N. 36° 30' E. 160 rods to a stake: thence (N. 69° W. magnetic) N. 53° 10' W. 160 rods to a stake on the town line: thence (S. 21° W. magnetic) S. 36° 50' W. down the town line, 160 rods to the place of beginning, Containing 160 acres.

(Signed) E. T. Peabody, Co. Surveyor,

By J. A. Brewster, Deputy.



This is a true plat of the above survey.

J. A. Brewster, Deputy Surveyor,

for E. T. Peabody, County Surveyor.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Recorded (No date of filing)

Liber 1 of Official Surveys, page 17.

For
William Burris,
— By —
John B. Wood,
County Surveyor.

SURVEY.

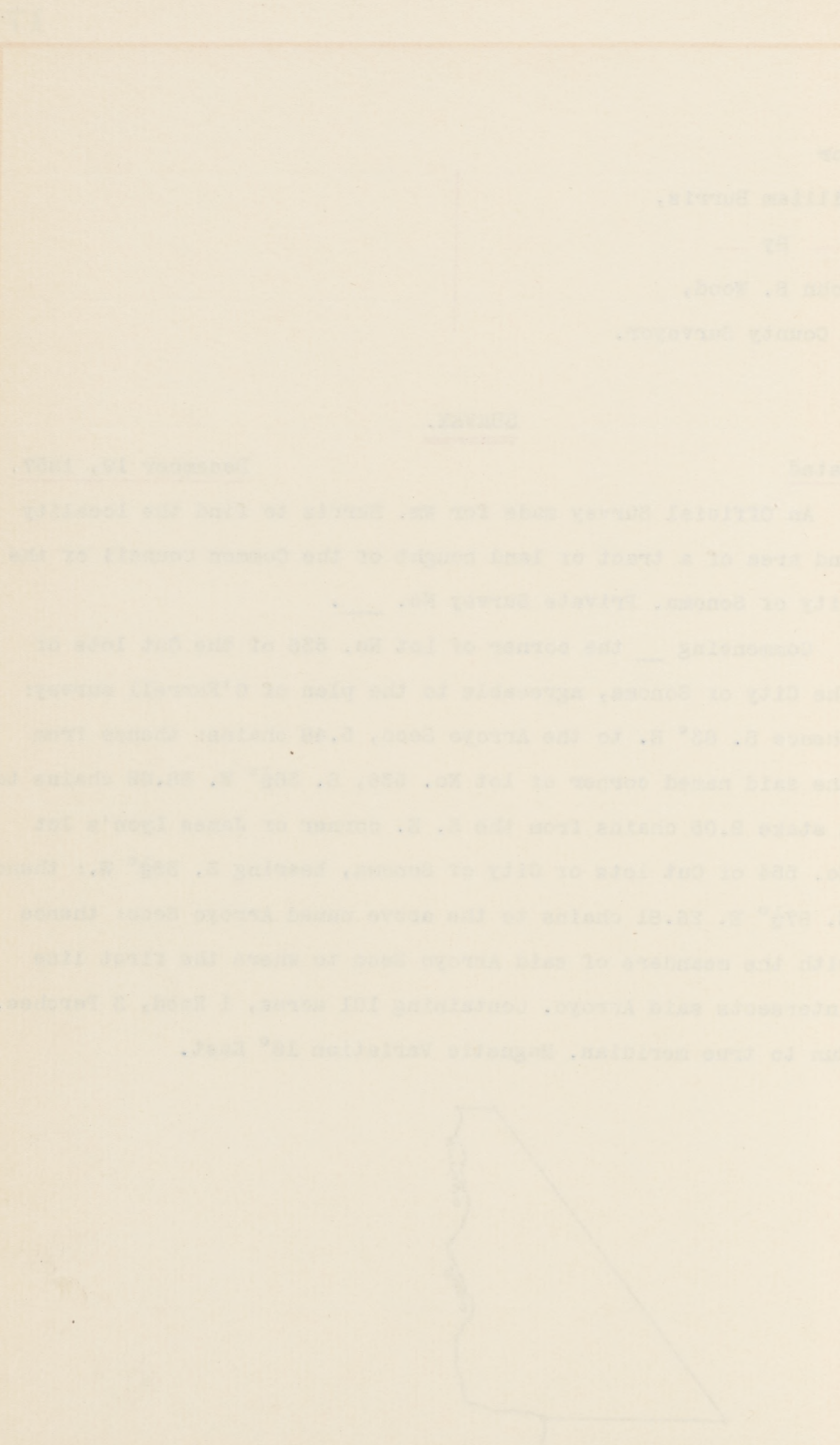
Dated December 19, 1857.

An Official Survey made for Wm. Burris to find the locality and area of a tract or land bought or the Common Council or the City or Sonoma. Private Survey No. ___.

Commencing __ the corner of Lot No. 536 of the Out lots of the City or Sonoma, agreeable to the plan of O'Farrell survey: thence S. 83° E. to the Arroyo Seco, 5.48 chains: thence from the said named corner or lot No. 536, S. 36½° W. 58.62 chains to a stake 2.05 chains from the S. E. corner or James Lyon's lot No. 554 or Out lots or City of Sonoma, bearing S. 36½° W.: thence S. 87½° E. 26.81 chains to the above named Arroyo Seco: thence with the meanders of said Arroyo Seco to where the first line intersects said Arroyo. Containing 101 acres, 1 Rood, 3 Perches. Run to true meridian. Magnetic Variation 16° East.

I certify that the courses and distances or the above survey

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.



are correctly given, this Decr. the 19th, 1857.

John B. Wood, County Surveyor.

Recorded (No date or filing)

Liber 1 or Official Surveys, page 79.

County Surveyor's Office.

Sonoma County, Cal.

SURVEY.

A survey made July 31st, 1860 of a small tract or land sold by Wm. Burris to D. Davidson.

Beginning at the S. E. corner or Lot No. 553 or Out lots of the City or Sonoma: thence S. 82½° E. 4.51 chs.: thence N. 24¼° E. 17.45 chs.: thence S. 37° W. 19.19 chs. to the beginning, Containing 3.71 acres. Magnetic Variation 16° East.

John B. Wood,

County Surveyor.

Recorded Liber 1 of Official Surveys, page 162.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

The City of Sonoma,
in the County of Sonoma, State
of California,
— By —
A. G. Oakes, Mayor of said City,
duly empowered and vested with
authority, by the Charter and the
acts of the Common Council thereof,
To
William Burris.

DEED.

Dated January 6, 1858.

Cons:- $505.00

Doth grant, bargain, sell, quitclaim and convey unto the said party of the second part, and to his heirs and assigns forever, all that parcel of land, with all the privileges and appurtenances to the same belonging, situate and being in the County of Sonoma, State of California, the property of said City of Sonoma, bounded and described as follows, to wit:-

Commencing at a stake on the bank of the stream or branch known as the Arroyo Seco or Vineyard Branch, the same being the line between the tract of land owned by Thos. O. Larkin, known as the Huichica Rancho, and the land owned by the said City of Sonoma: thence running North 83° West, 5.48 chains to a stake, the same being the Northeastern corner of lot No. 536, as laid down and numbered on the official map of the City of Sonoma: thence running South 36½° West, 58.62 chains to a stake: thence running South 87½° East, 26.81 chains to the said branch: thence up said branch, following the meanderings thereof, to the point of beginning, and containing 101 acres, 1 Rood and 3 perches of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

land, the bearings having reference to the true meridian. Magnetic Variation 16° East.

(Signed) City of Sonoma,
By A. G. Oakes, (Seal)
Mayor.

Witness:-
G. L. Wratten.

Acknowledged January 6, 1858.
(By A. G. Oakes, Mayor of the City of Sonoma)
Before G. L. Wratten, N. P.
Sonoma County.

Recorded December 13, 1858
Liber 8 of Deeds, page 94.

William Burris, and
Elizabeth Burris,
his wife,
— To —
William Townsend.

This deed placed to show exception.

DEED.

Dated March 13, 1858

Cons:- $1800.00

Do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain piece or parcel of land, situated in the City of Sonoma, in Sonoma County, in the State of California, known and numbered on the official map of said City of Sonoma, as Out lot No. 536.

Also all that other certain piece of land situate in said County and State, bounded as follows, I.E.:-

Commencing on the right bank of the Arroyo Seco, and running thence North 83° West, 5.48 chains to a stake at the North East corner of said above described lot No. 536: and running thence South 36½° West, along the Easterly boundary line of said Lot 536, to the South East corner of said lot: thence to such a point on the right bank of said Arroyo Seco as shall be reached by the extension Easterly of the Southerly boundary line of said lot, to the said Creek: thence following up the said Creek, to the point of beginning.

Covenant of Warranty against all incumbrances.

(Signed) William Burris, (Seal)
Elzabeth Burris, (seal)

Witness:- G. L. Wratten.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Acknowledged March 13, 1858

(By William Burris and Elizabeth Burris, his wife)

Before George L. Wratten, N. P.

Sonoma County.

Recorded October 15, 1858

Liber 7 of Deeds, page 504.

Wm. Burris, and
Elizabeth Burris,
his wife.

DECLARATION OF HOMESTEAD.

Dated November 10, 1860

Recites, That we, Wm, Burriss and Elizabeth Burriss, his wife, do hereby certify that we are married to each other: that we are husband and wife, and that we do now, at the time of making this declaration, actually reside with each other, and with our family, on the lands and premises hereinafter described.

That the land and premises on which we reside is bounded and described as follows, to wit:-

All that certain piece, parcel or tract of land situate, lying and being in the County of Sonoma, State of California, bounded and described as follows:-

(Here follows same description as in the Deed from the City of Sonoma, by A. G. Oakes, Mayor, to William Burris, recorded in Liber 8 of Deeds, page 94: on page 23 of this Abstract).

That it is our intention to use and claim the said land and premises above described, together with the dwelling house thereon, and its appurtenances, as a Homestead. That the actual cash value of said property is estimated at not exceeding $5000.00

(Signed) Wm. Burris, (Seal)
Elizabeth Burris, (Seal)

Acknowledged November 19, 1860

Before Reg. H. Thompson, N.P.
Sonoma County.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Recorded November 10, 1860

Liber A of Declarations of Homesteads, page 52.

William Burris, and
Elizabeth Burris,
his wife,
— To —
Sonoma Valley Bank,
a corporation, &c

MORTGAGE.

Dated December 18, 1877

To secure the payment of $1000.00.

Mortgages all that certain piece, parcel or lot of land, lying and being in Sonoma Valley, Sonoma County, State of California, and known as the Ranch belonging to Wm. Burris, and bounded as follows: On the North by lands of F. Duhring & Co.: on the East by lands of W. H. Hyde, formerly known as the Biglow Ranch: and South by lands of Michael Terry; and West by David Callaway and Daniel Davisson, 80 acres more or less.

Recorded March 31, 1879

Liber 23 of Mortgages, page 162.

CANCELLED

Upon the face of the record of said Mortgage on March 1, 1881.

By Sonoma Valley Bank,
by David Burris, Pres.

Attest:-

Ben S. Wood, County Recorder,
By J. E. Hall, Deputy Recorder.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Wm. Burris, and
Elizabeth Burris,
his wife,
— To —
The Sonoma Valley Bank,
a corporation, &c

MORTGAGE.

Dated February 21, 1881

To secure the payment of $1800.00.

Mortgages all that certain piece or parcel of land, situate in the said County of Sonoma, State of California, bounded and described as follows:-

On the North by land of F. Duhring & Co.: on the South by land of M. Terry: on the East by land of W. H. Hyde, and West by lands of A. J. Lyon and D. D. Davisson, and Containing 90 acres.

Recorded February 26, 1881

Liber 28 of Mortgages, page 558.

CANCELLED

Upon the face of the record of said Mortgage on January 26, 1884

By Sonoma Valley Bank,
by David Burris, President.

Attest:-

A. C. McMeans, County Recorder,
By F. H. Wunderlich, Deputy Recorder.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Wm. Burris, and
Elizabeth Burris,
— To —
The Sonoma Valley Bank,
a corporation, &c

MORTGAGE.

Dated January 21, 1884.

To secure the payment of $5280.00.

Mortgages all that certain piece or parcel of land, situate lying and being in the County of Sonoma, State of California, bounded and particularly described as follows, to wit:-

On the North by the County road; Northeast and East by the Arroyo Seco: South by the land of Wm. Terry, and West by Out lots No. 553 and 554 of the Ex-City of Sonoma, and Containing 90 acres, more or less.

Recorded January 26, 1884.

Liber 38 of Mortgages, page 473.

CANCELLED

By a Certificate of Release,

Dated April 6, 1887.

Properly executed and acknowledged by Sonoma Valley Bank, by Jesse Burris, Secretary.

Recorded April 11, 1887

Liber L of Releases, at page 339.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

In the Superior Court of the County of Sonoma,
State of California.

William Burris, and
Elizabeth Burris,
Plaintiffs,
— vs —
Mary A. Fitch, and
Wallace D. Fitch,
Defendants.

Register 4, page 173. Case No. 1020.

1884	
April 9	Complaint filed.

Action in ejectment against defendants, and for the restitution and possession of that certain piece or parcel or tract of land, situate, lying and being in the County of Sonoma, State of California, known and described as follows, to wit:-

Beginning at the North East corner of Out Lot No. 554 of the Pueblo or City of Sonoma, according to the official survey of said lot and City: and running thence South 36½° West, 19.10 chs. to the South East corner of said lot; thence South 83° East, 2.30 chs. thence South 7° West, 1.71 chs.: thence South 87½° E. 4.01 chs.: thence North 26 3/4° West, to station: thence Westerly, in a right line, 3.59 chs. to the point of beginning, Containing 9.91 acres.

&c &c

Note:-

After numerous proceedings had in the above entitled Cause, on February 18, 1885 Opinion was Filed

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889	in which Judgment was found for Plaintiffs, subsequent to which the following Proceedings have been had.
May 27	Order submission vacated.
June 15	Case submitted.
" 21	Findings Filed, Judgment entered.
July 12	Cost Bill filed.
" 22	Notice of intention to move for new trial, and Notice of filing Findings, Filed.
" 23	Notice of intention to move for new trial (Deft.filed)
" 27	Stipulation filed, extending time to prepare, file and serve Statements, or Bills of Exception, on motion for new trial, thirty days in addition to the time allowed by law, &c.
August 31	Proposed Statement (Defts.) delivered to Clerk.

(Nothing Further)

Note:-

We have not shown the Proceedings in the above entitled Cause, on account of the Deed from the Sonoma Valley Bank to William K. Roberts, (shown on page 103 of this Abstract) which appears to be a settlement of the dispute.

William Henry Hyde, and
Elizabeth J.
his wife,
— To —
William Burris, and
Elizabeth,
his wife.

DEED.

Dated January 2, 1886.

Witnesseth: That Whereas each and both of said parties now own and occupy certain lands in the Township and County of Sonoma, and State of California, which are adjoining, and whose adjoining boundaries are co-terminous: and

Whereas the division line between said lands is at present a stream or Arroyo: and

Whereas the line of said Arroyo is from natural causes, liable to changes in its course, and to be made uncertain:

Now Therefore, in order to definitely determine and fix a correct line or division boundary between said land of said parties, it is hereby mutually agreed that the line or fencing now existing upon said lands shall be and remain the correct and fixed division line between the said lands of said parties, which line is described as follows:-

Beginning at a point in the middle of the Arroyo aforesaid, it being the N. E. corner of the lands of the widow, M. Terry and the South East corner of the lands of the said William Burris, (from which an oak stump 2 feet in diameter on the divison line between said Terry and Burris, bears N. 87° 30' W. 1.40 chains): and running thence N. 68° 15' E. 9.21 chains to an angle in the fence (crossing the said Arroyo at the base, to its East-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

ern side, and re-crossing at 5.10 chains to its Western side): thence N. 29° 45' E. 10.75 chains to an angle in the fence (crossing the said Arroyo at 9.00 chains to its Eastern side): thence continuing on said Eastern side, N. 7° E. 1.50 chains: thence N. 15° 20' E. 4.00 chains: thence N. 23° 30' E. 1.50 chains: thence N. 11° E. 1.66 chains: thence N. 22° E. 2.00 chains to the North boundary line of said Hyde, at a fence post marked X X X on the East bank of said Arroyo, close to said Hyde's N. W. corner, the courses being from true meridian, with a magnetic variation of 17° E.

Furthermore, in consideration of the premises above declared, and of the sum of One Dollar duly paid, the parties of the first part do hereby sell, convey and forever quitclaim all their right, title, interest and claim, in possession and in expectancy, of, in and to all that part of the lands referred to, lying and situate West of said deceased line of fence, unto the said parties of the second part, and their heirs and assigns forever.

And in consideration of the premises above declared, and of the sum of One Dollar duly paid, the parties of the second part do hereby sell, convey and forever quitclaim all their right, title interest and claim, in possession and in expectancy, of, in and to all that part of the lands referred to, lying and situate East of said described line of fence, unto the said parties of the first part, and their heirs and assigns forever.

To have and to hold to the said parties of the first and second parts respectively, the lands herein above described and mutually conveyed by each to the other, with the appurtenances.

(Signed) William H. Hyde, (Seal)
Elizabeth J. Hyde, (Seal)
Wm. Burris, (Seal)
Elizabeth Burris (Seal)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Witness:-

John A. Brewster.

Acknowledged January 14, 1886.

(By William H. Hyde and Elizabeth J. Hyde, his wife)

Before Saml. S. Murrey, N. P.

San Francisco.

Acknowledged January 27, 1886.

(By William Burris and Elizabeth Burris, his wife)

Before John Tivnen, N. P.

Sonoma County.

Recorded January 30, 1886.

Liber 99 of Deeds, page 215.

William Burris, and
Elizabeth Burris,
his wife,
— To —
The Sonoma Valley Bank,
a corporation, &c

MORTGAGE.

Dated April 6, 1887

To secure the payment of $7000.00.

Mortgages all that certain piece of land, situate in the County of Sonoma, State of California, bounded and particularly described as follows, to wit:-

On the North by the County road: North East and East by the Aroya Silco: South by the land of Mrs. Terry, and West by Out lots 553 and 554 of the Ex-City of Sonoma, and Containing 90 acres, more or less.

Recorded April 11,1887

Liber 56 of Mortgages, page 1.

CANCELLED

By a Certificate of Release,

Dated October 30, 1889.

Properly executed and acknowledged by Sonoma Valley Bank, by Jesse Burris, Secretary.

Recorded November 2, 1889.

Liber N of Releases, at page 303.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

In the Superior Court of the County of Sonoma,
State of California.

In the Matter of the Estate — of — William Burris, Deceased.

Register 2, page 340.
Case No. 1768.

PROBATE PROCEEDINGS.

1888

August 9 — Petition for Letters of Administration, -Filed.

(Title of Court and Cause)

The petition of Jesse Burris of said County respectfully shows:

That Wm. Burris died on or about the 29th day of July, 1888 in the County of Sonoma, State of California: That said deceased, at the time of his death, was a resident of the County of Sonoma, State of California. That said deceased left estate in the County of Sonoma, State of California, consisting of Real and Personal property. That the value and character of said property, so far as known to your applicant, are as follows, to wit:-

Real Estate situate near Sonoma, in Sonoma County about 100 acres, and known as the Burris Place in Sonoma Valley, of the value of $20,000.00.

Personal property consisting of horses, mules, cows, wagons, buggy, farming utensils and household and kitchen furniture, of the value of $1460.00 or thereabouts.

That the estate and affects, for or in respect of which Letters of Administration are hereby applied for, do not exceed the value of $22,460.00.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1888

That the next of kin of said deceased, and whom your petitioner is advised and believes and therefore alleges to be the heirs at law of said deceased, are Elizabeth Burris, aged 60 years, residing at Sonoma, surviving widow: Luther Burris, aged 36 years, residing __ Santa Rosa, Danl. Burris, aged 33, residing at Sonoma, and your petitioner Jesse Burris, aged 38 years, residing at Sonoma, all sons of the deceased.

That due search and inquiry have been made to ascertain if said deceased left any Will and Testament but none has been found, and according to the best knowledge, information and belief of your petitioner, said deceased died intestate. That your petitioner is one of the heirs and sons of said deceased, and therefore as your petitioner is advised and believes is entitled to Letters of Administration of said estate.

Wherefore your petitioner pray_ that a day of Court may be appointed for hearing this application, that due notice thereof be given by the Clerk of said Court by posting notices according to law, and that upon said hearing and the proofs to be adduced, Letters of Administration of said estate may be issued to your petitioner.

And your petitioner will ever pray, etc.

Jesse Burris.

George Pearce & J. A. Barham,

Attorneys for Petitioner.

Dated August 9th, 1888.

August 9

Order fixing time for hearing application for Letters of Administration, -Filed & Entered Mins.9,page 559.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1888 (Title of Court and Cause)

Upon reading and filing the petition of Jesse Burris for letters of administration upon the estate of Wm. Burris deceased,

It is Ordered that Monday the 20th day of August, 1888 at ten o'clock, A.M. of that day, at the Court-room of the said Court in Dept. One thereof, at the Court House in the City of Santa Rosa, Sonoma County California, are hereby fixed as the time and place for the hearing of said application, and the Clerk is hereby directed to give notice thereof at least ten days before such day of hearing, by posting according to law.

Jno. G. Pressley,
Judge.

August 9 Notices posted, Proof made and filed.

State of California,
County of Sonoma, } In the Superior Court.

W. F. Wines, Deputy County Clerk of the County aforesaid, being duly sworn says, that on the 9th day of August, A.D. 1888, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S.E. corner of Fourth Street and Hinton Avenue, and one at the S. W. corner of Fourth Street and Exchange Avenue, in the City of Santa Rosa.

W. F. Wines.

Subscribed and Sworn to, before me, this 9th day of Aug. 1888,

J. F. Mulgrew, Clerk.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1888 (On the reverse side or the foregoing Affidavit is a written and printed Notice by the Clerk, fixing the 20th day or August, 1888 at 10 o'clock A.M. of said day, at the Court-room thereor in the City or Santa Rosa, County or Sonoma, for said hearing, and all personsinterested in said Estate are notified then and there to appear and show cause, if any they have, why the said petition should not be granted).

August 20 Order appointing Administrator,

-Filed and Entered Mins. 9, page 582.

(Title or Court and Cause)

The Petition or Jesse Burris for Letters or Administration on the estate or William Burris deceased, coming on regularly to be heard, and it having been proved to the satisfaction or this Court that the Clerk had given notice or the hearing thereor, in all respects according to law: and evidence having been heard, it is by the Court ascertained and adjudged that the said William Burris died on the 15th day or July, 1888 intestate, in the County or Sonoma, State or California; That he was a resident or said County and State at the time or his death; that he left estate in the said County or Sonoma: that Petitioner is legally competent, and being a son or said deceased, is entitled to Letters or Administration of said estate: that the personal property belonging to said estate is or the value or $3600.00, and the whole value or said estate does not exceed the sum or $3600.00.

It is therefore Ordered, that Letters or Administration of the estate or the said William Burris de-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1888	ceased, issue to the said Petitioner Jesse Burris, upon his taking the oath and filing a bond according to law, in the sum of $7200.00. Jno. G. Pressley, Judge of the Superior Court. Dated August 20th, 1888.
Septbr.1	Bond of Administrator, in the sum of $7200.00 Approved and Filed.
" "	Letters of Administration issued to Jesse Burris,and with oath of Administration attached, Filed and Recorded in Book 1 of Letters, page 78.
" 11	Order appointing R. A. Merrill, Richard Sneed and E. E. Griffith, Appraisers, -Filed and Entered Mins.9,page 629.
" 13	Order directing publication of Notice to Creditors "in the Sonoma Index, a newspaper printed and published in the County of Sonoma, at least once a week for four weeks:" -Filed and Entered Mins.9,page 637.
Octbr.10	Inventory and Appraisement, signed by the Appraisers and verified by the Administrator, -Filed. Real Estate. A Farm known as the Wm. Burris homestead farm, situate in Sonoma Valley, County of Sonoma, State of California, and bounded on the West by lots 553-554 and a portion of Lot 568 of the Peabody and Brasster survey of the Out lots of the Town of Sonoma: on the North by a Street or road running Eastward out of Casmapolis Street: on the East by the Arroyo Seco or Creek, and on the South by lands of Terry and said

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1888 Arroyo. Containing 100 acres more or less,

Valued at $200. per acre, $20000.00.

Personal Property (enumerated) 2743.00.

$22743.00.

(The oath of the Appraisers is attached to the Inventory).

1889

Septr.3 Proof of Publication of Notice to Creditors, -Filed.

State of California, } SS

County of Sonoma,

H. H. Granice being duly sworn, deposes and says, that he is a citizen of the United States, over twenty-one years of age, and that he is the foreman of the "Sonoma Index Tribune", a newspaper printed and published in Sonoma County of Sonoma, State of California: that the "Notice to Creditors" in the Matter of the Estate of William Burris deceased, a true copy of which is hereto attached, was published in said newspaper five successive weeks: that the first publication thereof was on Oct. 6, 1888: the second on Oct. 13, 1888: the third on Oct. 20, 1888: the fourth on Oct. 27, 1888: the fifth on November 3,1888.

H. H. Granice.

Subscribed and Sworn to, before me,
this 26th day of August, 1889,
(Seal) Robert A. Poppe, Notary Public.

Attached to the foregoing Affidavit is the following printed Copy:

NOTICE TO CREDITORS.

Estate of William Burris, Deceased.

Notice is Hereby Given by the undersigned, Administrator of the estate of the said deceased, to the

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889 creditors or and all persons having claims against the said deceased, to exhibit them, with the necessary vouchers within ten months arter the first publication or this notice, to the said Administrator, at the banking house or the Sonoma Valley Bank in the City or Sonoma, the same being his place for the transaction of the business or said estate, in the said County or Sonoma, State of California.

Jesse Burris.

Administrator of the Estate of William Burris, Deceased.

Dated at Sonoma City, October 1, 1888.

Septbr.3 Decree establishing Notice to Creditors,

-Filed and Entered Mins. 11, page 354.

" 27 Petition for setting apart Homestead, -Filed.

(Title or Court and Cause)

The petitioner Elizabeth Burris, respectfully shows to this Honl. Court:

1.

That she is the surviving widow of said William Burris, deceased.

II.

That said deceased was a resident or said County or Sonoma at the time or his death, and left estate real and personal, in said County.

III.

That Letters or Administration were duly issued to Jesse Burris, a son or said deceased and your Petitioner, by order or this Court duly made and given on the first day or September, 1888, who duly returned an inventory and appraisement or said estate to this

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

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Court: but no separate appraisement of the homestead premises hereinafter described was made though the same was appraised as a part of one farm, of which the said homestead premises are, or seem to be a portion.

IV.

That a certain quantity of land in said inventory mentioned, and hereinafter particularly described, together with the dwelling house thereon, and its appurtenances, was selected in writing, designated, and recorded, by both your petitioner and her said husband (now deceased) William Burris, about the 10th day of November, 1860 out of the common property of your Petitioner and the said decedent, and was continuously occupied by said deceased and his family, up to the time of his death, and has ever since been continuously occupied by your Petitioner, except a part thereof sold and conveyed, hereinafter mentioned.

V.

That said tract of land claimed as homestead at the time of its selection and the recordation of said declaration, to wit: the 10th day of November, 1860 did not exceed in value the sum of $5000.00, and was then occupied and actually resided upon by said decedent and his family, and used as such.

VI.

That the following is a correct description of the said piece or parcel of land, so as aforesaid selected in writing, designated and recorded, to wit: situate, lying and being in said County of Sonoma, and Commencing at a stake on the Bank of the stream or branch known as the Arroyo Seco, or Vineyard Branch,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889

the same being the line between the tract of land owned by Thos. O. Larkin, known as the Huichica Rancho and the land owned by the City of Sonoma: thence running North 83° West, 5.48 chains to a stake, the same being the Northwest corner of Out lot Number 536, as laid down and numbered on the Official Map of the City of Sonoma: thence running South 36½° West 58.62 chains to a stake: thence running South 87½° East, 26.81 chains to the said branch: thence up said branch, following the meanderings thereof, to the point or beginning, Containing 101 acres, 1 rood and three perches of land.

That your petitioner and the said decedent, in his lifetime, sold and conveyed to one Townsend, a portion of said homestead tract, leaving and remaining that part or portion of said homestead tract described as follows, viz:-

Beginning at a point in said Arroyo Seco or Vineyard Branch, where the South line of said Out lot No. 536 if protracted, would cross said branch or Arroyo and running thence in a right line, to the Southeast corner of said Out lot: thence South 36½° West, to the most South West corner of the said original homestead tract: and thence South 87½° East, 26.81 chains to the said Branch or Arroyo Seco: thence up said Branch with the meanderings thereof, as the same existed on the said 10th day of November, 1860, to the point of beginning, and being about 80 acres of land.

VII.

That at the date of filing and recording said Declaration of Homestead as aforesaid, the said decedent

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889 William Burris, was the head of a family, consisting of your Petitioner and several children, three of which children are still living, but have attained the age of majority.

Wherefore your petitioner prays that the said appraisers, or others appointed by this Honorable Court may be directed to separately appraise and report to this Court the value the said homestead bore, and was actually worth on the said 10th day of November, 1860: and on the coming in of such report, the tract last described in the foregoing Petition, together with the dwelling house and appurtenances, and all other property exempt by law from forced sale, be set apart for the use of your petitioner, and for such other and further order in the premises, as to the Court shall seem proper.

Geo. Pearce,

Atty. for Petitioner.

Septbr.27 Order appointing R. A. Merrill, Richard Sneed and E. E. Griffith, Appraisers of Homestead,

-Filed and Entered Mins. 11, page 422.

Octbr. 5 Inventory and Appraisement, signed by the Appraisers, but not verified by the Administrator, -Filed.

Real Estate.

The premises described in the foregoing Order, being the homestead of the deceased at the time of his death: we appraise the value of said premises on the 10th day of November, A.D. 1860 at $3500.00.

(The oath of the Appraisers is attached to the Inventory).

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

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Octbr. 8 Order to show Cause,

-Filed and Entered Mins. 11, page 454.

(Title of Court and Cause)

Elizabeth Burris, widow of said Decd. having filed and presented an application and petition to this Court, setting forth that a certain portion of the real estate belonging to said estate, was a homestead of herself and husband, in his lifetime, and was duly declared for in writing by them, and duly recorded in the office of the Recorder of said County, and never abandoned, and that said tract was a part of the Common property of her self and husband, and in her said petition praying that the said tract be set off to her for her use as such widow, and also that all the other property belonging to said estate, exempt by law from execution and forced sale, be set off to her free from administration.

It is Ordered that all persons interested in said estate appear before this Court on Monday the 21st day of October, 1889, and show cause, if any they have, why the said homestead and property exempt from forced sale, should not be so set off for the use of said widow, and that the Clerk will give notice by posting notices at least ten days before the hearing of said Report, according to law.

Jno. G. Pressley,

Sup. Judge.

" 10 Proof of posting of Notice, etc -Filed.

State of California, } In the Superior Court.
County of Sonoma, }

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

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W. F. Wines, Deputy County Clerk of the County aforesaid, being duly sworn, says, that on the 10th day of Oct. A.D. 1899 he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S. E. corner of Fourth Street and Hinton Avenue, and one at the S. W. corner of Fourth Street and Exchange Avenue, in the City of Santa Rosa.

W. F. Wines.

Subscribed and Sworn to, before me,
this 10th day of Oct. 1889,

L. W. Juilliard, Clerk,

On the reverse side of the foregoing Affidavit is the following:-

(Title of Court)

Notice is hereby Given, That Elizabeth Burris, widow of William Burris deceased, having filed in this Court her petition praying for an order setting aside a homestead to her, of the estate of William Burris deceased, the hearing of the same has been fixed by said Court for the 21st day of October, 1889 at 10 o'clock, A.M. of said day, at the Court-room thereof in the City of Santa Rosa, County of Sonoma,: and all persons interested in said Estate are notified then and there to appear and show cause, if any they have, why the said petition should not be granted.

Santa Rosa, October 10th, 1889.

L. W. Juilliard, Clerk,

By W. F. Wines, Deputy Clerk.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889 Octbr. 21	Order setting apart Personal Property, -Filed and Entered Mins. 11, page 497.
" "	Order setting apart Homestead, -Filed and Entered Mins. 11, page 497.

(Title of Court and Cause)

Elizabeth Burris, widow or said deceased, having on the 27th day of September, 1889 made application to this Court, by petition, for an order setting apart for her use, the homestead in said petition and hereinarter particularly described, together with the dwelling house thereon, and appurtenances: And it duly appearing to the Court, from the papers on file in the Matter or said Estate, and other evidence

That said deceased was a resident or said County at the time or his death, and left estate real and personal in said County: That Letters or Administration were duly issued to Jesse Burris, one of the sons of said deceased, on the first day of September, 1888, and that on the 10 day or October, 1888 said Administrator duly returned an Inventory and Appraisement of said estate, but appraised the whole of the real estate in one body, a part only of which constituted the homestead: and this Court, on the 27 day of September, 1889 duly appointed R. A. Merrill, Richard Snead and E. E. Grirfith to appraise the said homestead, and report the value of the same at the date of its selection and recordation: And the said last mentioned Appraisers having duly returned to this Court, on the 5th day or October, 1889, their report and appraisement, from which it appears that

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889

the said homestead, at the date of its selection and recordation, was of the value or $3500.00 and no more:

It also further appearing to the Court, from the papers on file and other evidence, that the said homestead was a part or the Common property of said deceased and his surviving widow, the petitioner herein: and it further appearing to the Court, that proper notice or this application has been given by the Clerk by posting, for ten days: that the family of said deceased consists or his said widow and two sons now or the age of majority, and that no opposition to the said application for an Order setting apart the Homestead,

It is hereby Ordered, Adjudged and Decreed that all that certain lot, piece or parcel or land, situate, lying and being in the County of Sonoma, State of California, and bounded and described as follows, to wit:-

Beginning at a point in the Arroyo Seco or Vineyard Branch, where the most Southerly side line of Out Lot No. 536 of the City of Sonoma, if protracted, would cross said Arroyo Seco or Branch: and running thence in a right line, to the Southeast corner of said Out lot: and thence South 36½° West, to the most Southwest corner or the tract of land conveyed to said deceased Wm. Burris, by the Municipal Authorities of the Town or City of Sonoma, on the 6th day or January, 1858: thence South 87½° East, 26.81 chs. to the said Arroyo or Branch, and thence up said Arroyo or Branch, with the meanderings thereof, as the same existed on the 10th day or November, 1868, being a portion of the same premises occupied by the said de-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

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ceased at the time or his death.

Together with the dwelling house and appurtenances be, and the same is hereby set apart for the use of the said Elizabeth Burris, widow of said deceased, and the same shall not be subject to Administration.

And it is further Ordered, that a Certified Copy of this Decree be recorded in the office of the County Recorder of the said County of Sonoma.

Done in Open Court, this 21st day or Oct. 1889.

Jno. G. Pressley,

Sup. Judge.

Note:-

We do not find any Certified Copy or the above Order, or record in the County Recorder's Office of this County.

In the Superior Court of Sonoma County, State of California.

Elizabeth Burris, and
Jesse Burris, Administrator
of the Estate of Wm. Burris,
Deceased,
Plaintiffs,
— VS —
John Gawne, and
William Alexander,
Defendants.

EJECTMENT SUIT.

Register 7, page 333. Case No. 2190.

1889
August 1

Complaint filed.

(Title of Court and Cause)

The above named plaintiffs complain of said defendants, and for cause of action against them, allege

I.

That the plaintiff, Elizabeth Burris and William Burris, (her then husband, but since deceased) heretofore, on the 1st day of November, 1885, were the owners and entitled to the possession, and were then in the possession of all that piece, parcel or tract of land, situate, lying and being in said County of Sonoma, State of California, known and particularly described as follows, to wit:-

Beginning at the North East corner of Oout lot No. 554 of the Pueblo or City of Sonoma, according to the official survey of said lot, and running thence south 36½° West, 19.10 chains to the South East corner of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889

said lot: thence South 83° East, along a fence, 2.30 chains: thence South 7° West, 1.71 chains: thence South 87½° East, 4.01 chs.: thence North 26° West, 19.40 chs. to station: thence Westerly, in a right line, 3.59 chs. to the point or beginning, Containing 9.91 acres.

That the said defendants, afterwards, on the said first day or November, 1885, wrongfully and against the Will or the said Elizabeth and William Burris, entered into and upon the whole or said tract or land and ousted, ejected and expelled the said William and Elizabeth Burris therefrom, and have ever since wrongfully held and kept possession of the same, to the great damage or the said Elizabeth and William Burris, to wit: the sum or $2000.00. That the rental value of said land during all the time the said defendants have so kept and held the same, has been, and will continue to be $30.00 per acre per year.

That the said William Burris departed this life on or about the 15th day or July, 1888. and after due and legal proceedings had, the plaintiff Jesse Burris was, on the 20th day or August, 1888, by order of this Honorable Court, duly appointed Administrator or his estate, and thereupon before the commencement of this Suit, gave bonds, and duly qualified as such, and is still such administrator.

Wherefore Plaintiffs demand judgment against the said defendants for the restitution and possession of the said premises, together with the said sum of $2000.00 damages, and the costs or this Suit.

Geo. Pearce, and
J. A. Barham, Plffs. Attys.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889 August 1	Summons issued.
Septbr.12	Summons returned and filed, as follows: Office of the Sheriff, of the County of Alameda, I hereby certify that I received the within Summons on the 16th day of August, 1889, and personally served the same on the 19th day of August, 1889, on John Gawne, being one of the defendants named in said Summons, by delivering to said John Gawne, said defendant, personally in the County of Alameda, a copy of said Summons, and a true and correct copy of the Complaint in the action named in said Summons, attached to said Copy of Summons. Dated at the City of Oakland, Alameda County, Cal. this 20th day of August, A.D. 1889. W. E. Hale, Sheriff, Alameda Co. Cal. ALSO State of California, County of Sonoma, SS G. W. Sparks, being duly sworn, says: that he is of the age of twenty-one years and over, and not interested in, nor a party to the above entitled action that he personally served the within Summons on the 10th day of September, 1889 on William Alexander, being one of the defendants named in said Summons, by delivering to the said William Alexander, one of said defendants, personally in the County of Sonoma, a copy of said Summons, and a true and correct copy of the Complaint in the action named in said Summons at-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1889	tached to said Copy of Summons. G. W. Sparks. Subscribed and Sworn to, before me, the 10th day of September, 1889, (Seal) F. Breitenbach, Notary Public.
Septbr.18	Demurrer of Defendant John Gawne, -Filed.
" 20	Demurrer of Defendant William Alexander, -Filed.
" 23	Demurrers over-ruled, - 5 days after notice, to answer Notice filed.
" 28	Order over-ruling demurrer vacated. Demurrers argued and submitted.
" 30	Demurrers over-ruled. - 5 days to answer after notice.
Octbr. 5	Answer of defendant William Alexander, -Filed. (Specific Denial).
" "	Answer of defendant John Gawne, -Filed. (Specific Denial)
" 7	Continued to October 14, 1889.
" 14	Continued to October 21st, 1889.
" 16	Demurrer to Answer, Filed.
" 21	Demurrer continued to October 25th, 1889.
" 25	Demurrer argued and submitted.

(Nothing Further)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Amanda C. Cecil,
Charles W. Cecil,
Martha Cecil,
Henry L. Weaver, and
Mary E. Weaver, his wife,
the only heirs-at-law of
John F. Cecil, Deceased,
— To —
Michael Terry.

This deed placed for reference.

DEED.

Dated September 29, 1870

Cons;- $2250.00

(Rev. Stamp $2.50 cancelled)

Do grant, bargain, sell, &c unto the said party or the second part, and to his heirs and assigns forever, all those certain lots, pieces or parcels or land, situated, lying and being in the Township or Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

First Tract:- Commencing at a point on the Arroyo Seco, 26.81 chains bearing South 87½° East from a stake, 2.05 chains from the South East corner or James Lyons' lot No. 554 (which now belongs to one Stanley, and which is one of the Out lots of the City of Sonoma), said stake is South 36½° West of South East corner of what was, at one time, James Lyons' Out Lot No. 554 or O'Farrel's survey of Sonoma City: from thence South 36½° West 28.00 chains: thence South 83° West, 42.62 chs. to the Arroyo: thence with the Arroyo Saco, to the place of beginning. Containing 83 acres, 2 Rods, 18 perches. Run to true meridian. Magnetic Variation 16° East.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

(And other property).

(Signed) Amanda C. Cecil, (Seal)

Charles W. Cecil, (Seal)

Martha Cecil, (Seal)

Henry L. Weaver, (Seal)

Mary E. Weaver, (Seal)

Acknowledged September 29, 1870

Before W. R. Morris, County Clerk,

of Sonoma County.

Recorded November 28, 1870.

Liber 31 of Deeds, page 343.

Elizabeth Burris,

Widow,

— To —

Sonoma Valley Bank,

a corporation.

Released P 113

MORTGAGE.

Dated September 27,1889

To secure the payment of a certain promissory note of even date herewith, for the sum of $9110.00, payable one year after date, with interest thereon at the rate of eight per cent per annum, interest payable annually, and if not so paid to be compounded.

Mortgages all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

On the North by the County road: North East and East by the Arroyo Seco: South by the lands of Mrs. Terry, and West by Out lots Nos. 553 and 554 of the Ex-City of Sonoma, and containing 90 acres, more or less.

(Signed) Elizabeth Burris, (Seal)

Acknowledged September 30, 1889

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded October 30, 1889

Liber 69 of Mortgages, page 411.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Elizabeth Burris,

Widiw,

—— To ——

Sonoma Valley Bank,

a corporation, &c

DEED.

Dated February 17, 1896

Cons;- $10.00.

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to its successors and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bound and particularly described as follows, to wit:-

On the North by the County road: North East and East by the Aroyo Seco: South by the land of Mrs. Terry, and West by Out lots Nos. 553 and 554 of the Ex-City of Sonoma, and Containing 90 acres, more or less.

(Signed) Elizabeth Burris, (Seal)

Acknowledged June 29, 1896

Before F. Breitenbach, N. P.

Sonoma County.

Recorded July 11, 1896

Liber 166 or Deeds, page 622.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

ARTICLES OF INCORPORATION

— of the —

SONOMA VALLEY BANK.

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, have this day associated ourselves together for the purpose of incorporating, under the laws of the State of California, a corporation to be known by the corporate name of SONOMA VALLEY BANK.

And we hereby certify, that the objects for which this Corporation is formed, are to engage in and carry on the business of banking, to such an extent and in all such branches as may legally be done, under the Constitution and laws of the State of California.

That its principal place of business shall be in Sonoma, in the County of Sonoma, in the State of California.

That the time of its existence shall be Fifty years from and after the date of its incorporation.

That the number of its Directors shall be Five: and that the names of those who shall be Directors and serve as such officers until the election of their successors and their qualification, are:

David Burris,	Sonoma,	Sonoma County,	California.
Leonard Goss,	"	"	"
Frederic Duhring	"	"	"
A. S. Edwards,	"	"	"
George L. Wratten,	"	"	"

That the Capital Stock of this Corporation shall be One hundred thousand dollars, divided into one thousand shares of the par value of One hundred dollars each.

In Witness Whereof we have hereunto set our hands and seals, this Second day of June, A. D. 1875.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

David Burris, (Seal)

Leonard Goss, (Seal)

F. Duhring, (Seal)

A. S. Edwards, (Seal)

G. L. Wratten, (Seal)

A. F. Haraszthy, (Seal)

Mathias Engler, (Seal)

J. R. Snyder, (Seal)

W. McPherson Hill, (Seal)

Acknowledged June 2, 1875.

(By David Burris, Leonard Goss, F. Duhring, A. S. Edwards, A. F. Haraszthy and Mathias Engler)

Before G. L. Wratten, N. P.

Sonoma County.

Acknowledged (By J. R. Snyder and W. McPherson Hill) June 3, 1875

Before G. L. Wratten, N. P.

Sonoma County.

Acknowledged (By G. L. Wratten) June 3, 1875

Before S. Akers, J. P.

Sonoma County.

Filed June 4, 1875.

In the Office of the County Clerk of Sonoma County, Cal.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Sonoma Valley Bank,
a corporation, &c
— To —
William K. Roberts.

Interest of this Grantee not searched further.

DEED.

Dated September 2, 1903.

Cons:- $10.00.

Does grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the Former Pueblo or City of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows to wit:-

Commencing at a stake marked B. F. from which the North West corner of Out lot Number 554 of the Town of Sonoma, bears North 83° 15' West, 1728 feet distant, and from which also a young white oak tree 2 inches in diameter bears South West, 4 feet distant: thence South 37° West, 1263.5 feet to a redwood stake marked B.F. from which the South West corner of said lot No.554 bears North 83° 15' West, 1100 feet distant, and from which also a Monterey pine, one foot in diameter, bears South East, 5 feet distant: thence South 37° West, 124 feet to a picket fence: thence following said fence, South 7° 15' West, 14 feet: thence South 86° 30' East, 261.5 feet; thence North 27° 30' East, 1272.5 feet: thence North 83° 15' West, 4 feet to the place of beginning. Containing 3.55 acres. Courses true. Magnetic Variation 17° East.

Being all of the land within the enclosure of said party of the second part, lying East of the East line of said lot Number

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

554 of the official map or plat of the said former Pueblo or City of Sonoma.

In Witness Whereof, the said party of the first part, by its President and Secretary thereunto duly authorized, has hereunto caused its corporate name to be signed, and its corporate seal affixed, the day and year first above written.

(Signed) Sonoma Valley Bank,
By Fred T. Duhring,
(Corporate Seal) Vice-President.
Jesse Burris, Secretary.

Acknowledged September 8, 1903.

Before Robert A. Poppe, N. P.
Sonoma County.

Recorded September 12, 1903

Liber 204 of Deeds, page 300.

STATE AND COUNTY TAXES.

Up to, and including 1902, - - - - - - - - - - - - - - - -Paid.

1903, - - - - - - - - - - - - Are now a lien, but not yet due.

Nothing Further.

Santa Rosa, this Twenty-fifth day of September, 1903, at 5 o'c, P.M.

(Seal) The Sonoma County Abstract Bureau.

By Alex T. Crane,

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to
September 25, 1903.
at five o'clock, P. M.

With reference only

— T O —

All that certain tract of land as particularly described in the Deed from Elizabeth Burris to Sonoma Valley Bank, recorded in Liber 166 of Deeds, page 622: and shown on page 97 of this Abstract.

Nothing further

— except —

STATE AND COUNTY TAXES.

1903 to 1908, inclusive. | Paid.

1909, | Assessed to Sonoma Valley Bank, and first installment paid. Second installment ($42.30) now due and payable.

1910, - are now a lien.

Santa Rosa, this Fifteenth day of March, 1910, at 9 o'clock, A. M.

(Seal)

The Sonoma County Abstract Bureau,
by C. T. Hahmann,
Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

March 15th, 1910,

at 9 o'clock, A.M.

WITH REFERENCE ONLY

— T O —

All that certain tract of land as particularly described in the Deed from Elizabeth Burris to Sonoma Valley Bank, recorded in Liber 166 or Deeds, page 622: and shown on page 97 or this Abstract.

Sonoma Valley Bank,
a corporation, &c
— To —
Elizabeth Burris,
widow.

RELEASE.

Dated March 28, 1910.

Know All Men by these Presents, That the mortgage dated Sept. 27, 1889, made by Elizabeth Burris (widow) of the County of Sonoma, State of California, the party of the first part, to Sonoma Valley Bank, a corporation existing and doing business under the laws of the State of California, and having its principal place of business in Sonoma, in said State, the party of the second part, and recorded in the office of the County Recorder of said County of Sonoma, State of California, in Book or Liber 69 of Mortgages, at page 411, on the 30th day of October, 1889, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Sonoma Valley Bank, (Seal)
(Corporate Seal) By Jesse Burris, Secretary

Witness:-
Robert A. Poppe,

Acknowledged March 28, 1910.
Before Robert A. Poppe, N. P.
Sonoma County,

Recorded April 1, 1910.
Liber 5 of Releases, on page 113.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

In the Superior Court, Sonoma County, California,

In the Matter of the Estate
of
Wm. Burris, Decd.

ORDER SETTING APART HOMESTEAD.

Dated October 21, 1889.

Elizabeth Burris, widow of said deceased, having on the 27th day or September, 1889, made application to this Court by petition, for an order setting apart for her use, the homestead in said petition and hereinarter particularly described, together with the dwelling house thereon, and appurtenances:

And it duly appearing to the Court, from the papers on file in the matter or said estate, and other evidence, That said deceased was a resident of said County at the time or his death, and left estate, real and personal in said County: that letters or administration were duly issued to Jesse Burris, one or the sons or said deceased, on the first day of September, 1888, and that on the tenth day or October, 1888, said Administrator duly returned an inventory and appraisement or said estate, but appraised the whole of the real estate in one body, a part only of which constituted the homestead, and this Court, on the 27th day of September, 1889, duly appointed R. A. Marrill, Richard Sneed and E. E. Griffith to appraise the homested, and report the value of the same, at the time of its selection and recordation, and the said last mentioned appraisers having duly returned to this Court, on the 5th day of October, 1889, their report and apraisement, from which it appears that the said Homestead, at the date of its selection and recordation, was of the value of $3500.00, and no more.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

It also further appearing to the Court, from the papers on file, and other evidence, that the said homestead was a part of the comcom property of said deceased and his surviving widow, the petitioner herein,

And it further appearing to the Court that proper notice of this application has been given by the Clerk, by posting, for ten days: that the family of said deceased consists of his said widow and two sons, now of the age of majority, and that no opposition to the said application for an order setting apart the homestead,

It is hereby Ordered, Adjudged and Decreed that all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and described as follows, to wit:-

Beginning at a point in the Arroyo Seco, or Vineyard branch, where the most Southerly side line of Out lot No. 536 of the City of Sonoma, if protracted, would cross said Arroyo Seco or branch, and running thence in a right line to the Southeast corner of said Out lot: and thence South 36½° West, to the most Southwest corner of the tract of land conveyed to said deceased, Wm. Burris, by the Minicipal authorities of the Town or City of Sonoma, on the 6th day of January, 1858: thence South 87½° East, 26.81 chains to the said Arroyo or branch: and thence up said Arroyo or branch, with the meanderings thereof, as the same existed on the said 10th day of November, 1860. Being a portion of the same premises occupied by the said deceased at the time of his death.

Together with the dwelling house and appurtenances, be, and the same is hereby set apart for the use of the said Elizabeth Burris, widow of said deceased, and the same shall not be subject to administration;

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

And it is further ordered that a certified Copy of this decree be recorded in the office of the County Recorder of said County of Sonoma.

Done in Open Court, this 21st day of Oct. 1889.

Jno. G. Pressley,

Sup. Judge.

Endorsed:-

Filed Oct. 21, 1889,

L. W. Juilliard, Clerk,

By W. F. Wines, Dep. Clerk.

Certified to be a true copy, on March 18, 1910, by F.L.Wright, County Clerk, &c, of Sonoma County, by Ben F. Ballard, Deputy Clerk.

Recorded April 1, 1910

Liber 263 of Deeds, on page 224.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Sonoma Valley Bank,
a corporation, &c
To
Edward H. Johannsen

DEED.

Dated March 28, 1910,

Cons:- $10.00.

Does grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

On the North by the County road: Northeast and East by the Arroyo Seco: South by the land formerly of Mrs. Terry, but now of George H. Cassidy, and West by Out lots Nos. 553 and 554 of the Ex-City of Sonoma, and Containing 90 acres, more or less.

Saving and excepting however, from and out of this deed, and from and out of the premises above described, that certain tract of land, containing 3.55 acres, heretofore, to wit: on September 2, 1903, sold and conveyed by said party of the first part to William K. Roberts, by deed of said date, recorded on September 12, 1903, in Liber 204 of Deeds, at page 300, in the records of said County of Sonoma.

(Signed) Sonoma Valley Bank,
By Fredk. T. Duhring, (Seal)
Vice-President
(Corporate Seal) Jesse Burris, (Seal)
Secretary.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Acknowledged March 28, 1910.

Before Robert A. Poppe, N.P.

Sonoma County,

Recorded April 1, 1910.

Liber 263 of Deeds, on page 226.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Edward H. Johannsen, and
Adelaide Johannsen,
his wife,
—— To ——
Sonoma Valley Bank,
a corporation, &c

MORTGAGE.

Dated March 28, 1910.

To secure the payment of a certain promissory note of even date herewith, for the sum of $6500.00, payable one year after date, with interest thereon at the net rate of five per cent per annum, Interest payable semi-annually, and if not so paid to be compounded.

Mortgage all that certain lot, piece or parcel of land, situated in the County of Sonoma, State of California, and bounded and described as follows, viz:-

On the North by the County road: Northeast and East by the Arroyo Seco: South by the land formerly of Mrs. Terry, but now of George H. Cassidy, and West by the Out lots Nos. 553 and 554 of the ex-city of Sonoma, and containing 90 acres, more or less.

Saving and excepting however, from and out of this mortgage, and from and out of the premises above described, that certain tract or land, containing 3.55 acres, heretofore, to wit: on September 2, 1903, sold and conveyed by said party of the second part to William K. Roberts, by deed of said date, recorded on September 12, 1903, in Liber 204 of Deeds, at page 300, in the records of said County of Sonoma.

(Signed) Edward H. Johannsen, (Seal)
Adelaide Johannsen, (Seal)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Witness:-

Robert A. Poppe,

Acknowledged March 30, 1910.

Before Robert A. Poppe, N. P.

Sonoma County,

Recorded April 1, 1910.

Liber 181 or Mortgages, on page 151.

STATE AND COUNTY TAXES,

1909, -Paid,

1910, Assessed to E. H. Johannsen, and First installment, &c,
now due and payable, - - - - - - - - - - - - - -$56.44
Second installment now a lien, but not yet due, 40.80

Nothing Further,

Santa Rosa, this Fourteenth day of November, 1910, at 5 o'clk, P.M.

(Seal)

The Sonoma County Abstract Bureau
By C. T. Hahmann,
Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

November 14, 1910,

at 5 o'clock, P. M.,

Sonoma Valley Bank,
a corporation,
— TO —
Edward H. Johannsen, and
Adelaide Johannsen,
his wife.

PARTIAL RELEASE.

Dated November 19, 1910

Cons:- $10.00.

Know All Men by these Presents, That for and in consideration of the sum of Ten Dollars, the receipt whereof is hereby acknowledged, that certain parcel of land, situate, lying and being in the County of Sonoma, State of California, described as follows, to wit:-

Situated in Sonoma County, State of California, and being a portion of the outside lands of the former Pueblo of Sonoma, lying between said former Pueblo and the Huichica Rancho, and Commencing in the center of the Arroyo Seco, where the most Southerly line of that tract of land deeded to Edward H. Johannsen by Sonoma Valley Bank, a corporation, by deed dated March 28, 1910, and recorded in Liber 263 of Deeds, on page 226, of the Sonoma County Records, running thence North 86° West 1.20 chains, along said Southerly line, to the Easterly side of a road through said premises: thence along said Easterly side, North 12° 45' West 9.08 chains: thence continuing along said side, North 16° 30' East, 11.13 chains; thence leaving the side of said road, South 86° East 15.22 chains to the Easterly side of the Arroyo Seco; thence along down the Easterly side of said stream, South 23° 30' West 52 links; thence South 15° 20' West 4.00 chains; thence South 7° West 1.50 chains; thence South 29° 45' West

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

10.75 chains, crossing the said stream; thence South 68° 15'West 9.21 chains to the point of beginning. Containing 25 acres of land. Courses true. Magnetic Variation 17° 40' East.

Is hereby released from the lien of a Mortgage made by Edward H. Johannsen and Adelaide Johannsen, his wife, of the County of Sonoma, State of California, to Sonoma Valley Bank, a corporation, dated March 28, 1910, and recorded in the office of the County Recorder of said County of Sonoma, State of California, in Liber 181 of Mortgages, at page 151.

(Signed) Sonoma Valley Bank,

(Corporate Seal) By Jesse Burris, Secretary.

Witness:-

Robert A. Poppe.

Acknowledged November 19, 1910

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded November 26, 1910

Liber 5 of Releases, page 469.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

66) 261.1

2686
2163
4,23

Edward H. Johannsen and
Adelaide Johannsen,
his wife,
— TO —
Henry Hansen and
George Malchow.

Interest of this Grantee not searched further.

DEED.

Dated November 21, 1910.

Cons:- $10.00.

Do grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land, situated, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Situated in Sonoma County, State of California, and being a portion of the outside lands of the former Pueblo of Sonoma, lying between said former Pueblo and the Huichica Rancho, and commencing in the center of the Arroyo Seco, where the most Southerly line of that tract of land deeded to Edward H. Johannsen by Sonoma Valley Bank, a corporation, by deed dated March 28, 1910, and recorded in Liber 263 of Deeds, on page 226, of the Sonoma County Records: running thence North 86° West 1.20 chains, along said Southerly line, to the Easterly side of a road through said premises; thence along said Easterly side, North 12° 45' West, 9.08 chains; thence continuing along said side, North 16° 30' East 11.13 chains; thence leaving the side of said road, South 86° East 15.22 chains to the Easterly side of the Arroyo Seco; thence along down the Easterly side of said stream, South 23° 30' West 52 links; thence South 15° 20' West 4.00 chains; thence South 7° West 1.50 chains; thence South 29° 45' West 10.75 chains, corss-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

ing the said stream, thence South 68° 15' West 9.21 chains to the point of beginning. Containing 25 acres of land. Courses true. Magnetic Variation 17° 40' East.

(Signed) Edward H. Johannsen, (Seal)

Adelaide Johannsen, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged November 21, 1910.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded November 26, 1910.

Liber 268 of Deeds, page 306.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Edward H. Johannsen.

DECLARATION OF HOMESTEAD.

Dated September 30,1911.

Does certify and declare that he is married, and the head of a family, and does, at the time of making this declaration, actually reside with his family, consisting of a wife and three minor children, on the land and premises lying and being in the Township and County of Sonoma, State of California, and bounded and described as follows,-

On the North by the County road: Northeast and East by the Arrayo Seco; South by the land formerly of Mrs. Terry, but now of George H. Cassidy; and West by Out Lots Nos. 553 and 554 of the Ex-City of Sonoma, and containing 90 acres, more or less.

Saving and excepting, however, from and out of this Declaration, and from and out of the premises above described, that certain tract of land, containing 3.55 acres, heretofore, to wit; on September 2, 1903, sold and conveyed by Sonoma Valley Bank to William K. Roberts, by deed of said date, recorded on Sept. 12, 1903, in Liber 204 of Deeds, at page 300, in the records of said County of Sonoma.

Saving and excepting also, 25 acres of land sold and conveyed by Edward H. Johannsen and Adelaide, his wife, to Henry Hansen and George Malchow, by deed dated November 21st, 1910, recorded in Liber 268 of Deeds, page 306, Sonoma County Records.

Selects and claims the said land, together with the dwelling house thereon, as a Homestead, declares that the premises above described are the community property of himself and wife,Adelaide Johannsen, and estimates the actual cash value thereof to be $5000.00.

(Signed) Edward H. Johannsen. (Seal)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Witness:-

Robert A. Poppe.

Acknowledged September 30, 1911

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded October 2, 1911

Liber K of Declarationsof Homesteads, page 392.

STATE AND COUNTY TAXES.

1910, Paid.

1911, Assessed to E. H. Johannsen, and both installments paid.

1912, - - - - - - - - - - - - are now a lien, but not yet due.

Nothing further.

Santa Rosa, this Twenty-fourth day of July, 1912, at 9 o'clock, A.M.

(Seal) The Sonoma County Abstract Bureau,

By C. T. Hahmann,

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

July 24, 1912,

at 9 o'clock, A. M.

WITH REFERENCE ONLY

— TO —

the remaining interest of Edward H. Johannsen in and to all that certain tract of land as particularly described in the Deed from Elizabeth Burris to Sonoma Valley Bank, recorded in Liber 166 of Deeds, page 622; and shown on page 97 of this Abstract.

Sonoma Valley Bank,
a corporation, &c,
——TO ——
Edward H. Johannsen, and
Adelaide Johannsen,
his wife,

PARTIAL RELEASE.

Dated August 20, 1912.

Know All Men by these Presents, That a Mortgage dated March 28th, 1910, made by Edward H. Johannsen and Adelaide Johannsen, his wife, all of the County of Sonoma, State of California, the parties of the first part, to Sonoma Valley Bank, a corporation duly organized, existing and doing business under and by virtue of the laws of the State of California, and having its principal place of business at Sonoma, in said State, the party of the second part, and recorded in the office of the County Recorder of the said County of Sonoma, State of California, in Book 181 of Mortgages, at page 151, on the first day of April, A. D. 1910, is hereby released as to the land therein described as follows, to wit:-

All that certain land situated in the former Pueblo of Sonoma, in the County of Sonoma, State of California, and described as follows, to wit:-

Beginning at the Southwest corner of the tract of land conveyed to Edward H. Johannsen by said Sonoma Valley Bank by deed dated March 28th, 1910, and recorded in Liber 263 of deeds, on page 226, of Sonoma County Records; thence by true courses, the magnetic Variation being 17° 40' East, South 86° East 21.63 chains along the Southerly side of said tract, to the Westerly side of the road running through said premises; thence North 12° 45' West along the Westerly side of said road, 6.48 chains; thence North

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

86° west 17.08 chains to the Westerly side or said tract, and thence South 26° 30' West 6.63 chains to the point or beginning. Containing 12 acres or land.

(Signed) Sonoma Valley Bank,

(Corporate Seal) By Jesse Burris, Secretary.

Acknowledged August 20, 1912.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded August 22, 1912.

Liber 8 of Releases, page 91.

Edward H. Johannsen, and
Adelaide Johannsen,
his wife,
—to—
John E. Oberg, and
Emma Oberg,
his wife.

Interest of this Grantee not searched further.

DEED.

Dated August 20, 1912

Cons:- $10.00.

Do grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the former Pueblo of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Beginning at the Southwest corner of that tract of land conveyed to Edward H. Johamnsen, party of the first part hereto, by Sonoma Valley Bank, a corporation, by deed dated March 28th, 1910, and recorded in Liber 263 of Deeds, on page 226, of Sonoma County Records; thence by true courses, the Magnetic Variation being 17° 40' East, South 86° East 21.63 chains, along the Southerly side of said tract, to the Westerly side of the road running through said premises; thence North 12° 45' West, along the Westerly side of said road, 6.48 chains; thence North 86° West, 17.08 chains to the Westerly side of said tract; and thence South 26° 30' West, 6.63 chains to the point of beginning. Containing 12 acres of land.

(Signed) Edward H. Johannsen, (Seal)
Adelaide Johannsen (Seal)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Witness:-

Robert A. Poppe.

Acknowledged August 20, 1912

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded August 22, 1912

Liber 301 of Deeds, page 227.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

State of California,)
) SS
County of Sonoma,)

We hereby certify that the foregoing pages numbered from 1 to 155, inclusive, are full, true and correct copies of pages numbered 1 to 155, inclusive, of an abstract of title made by this office on September 25, 1903, at 5 o'clock, P.M., with subsequent continuations thereof.

The Sonoma County Abstract Bureau
By W. B. Corrick.
Pres.

66) 261 | 3.94
198 | 120
630 | 5.14
604
260

26.81
21.63
5.18

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To
Bohemia Nursery Bank
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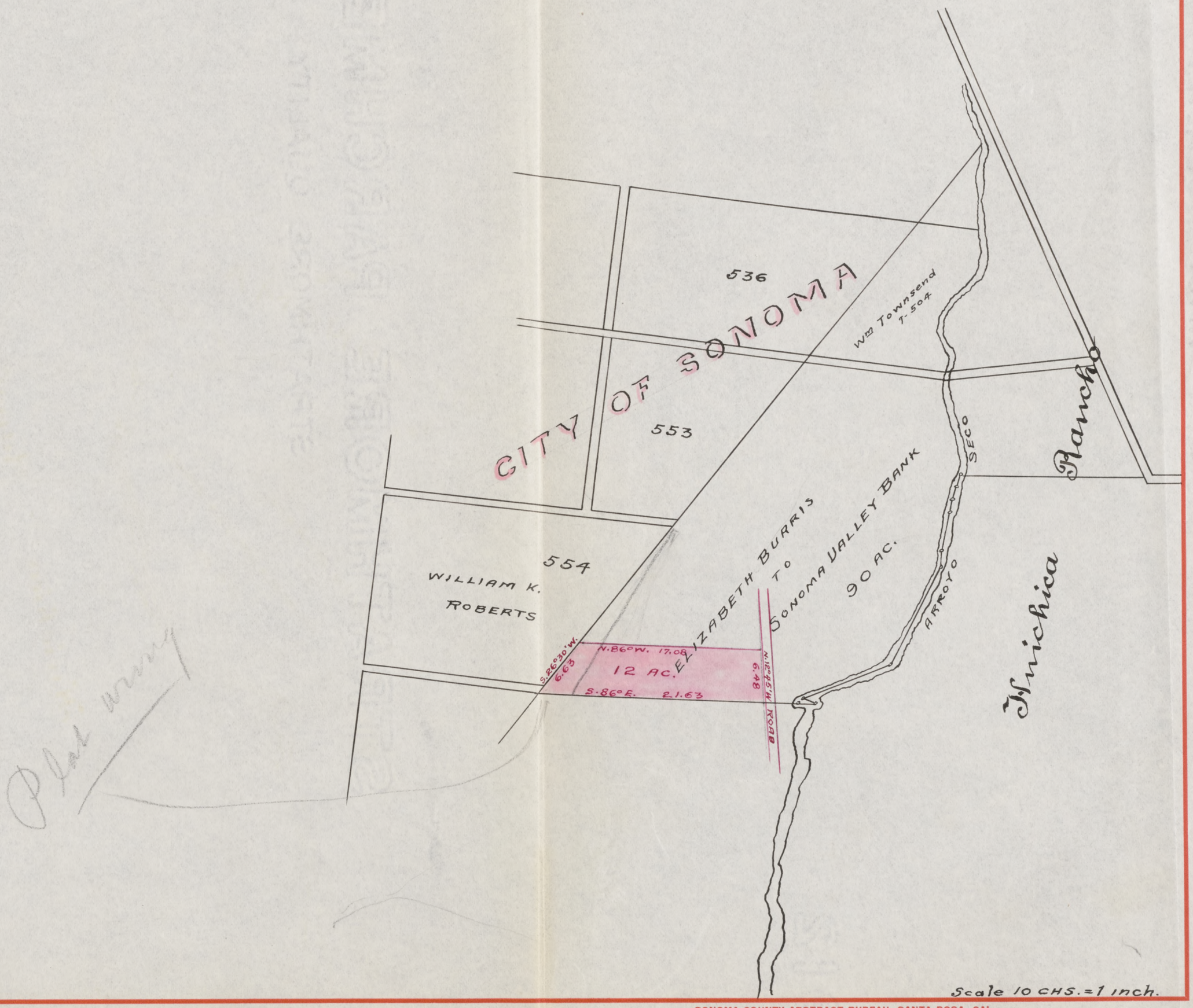
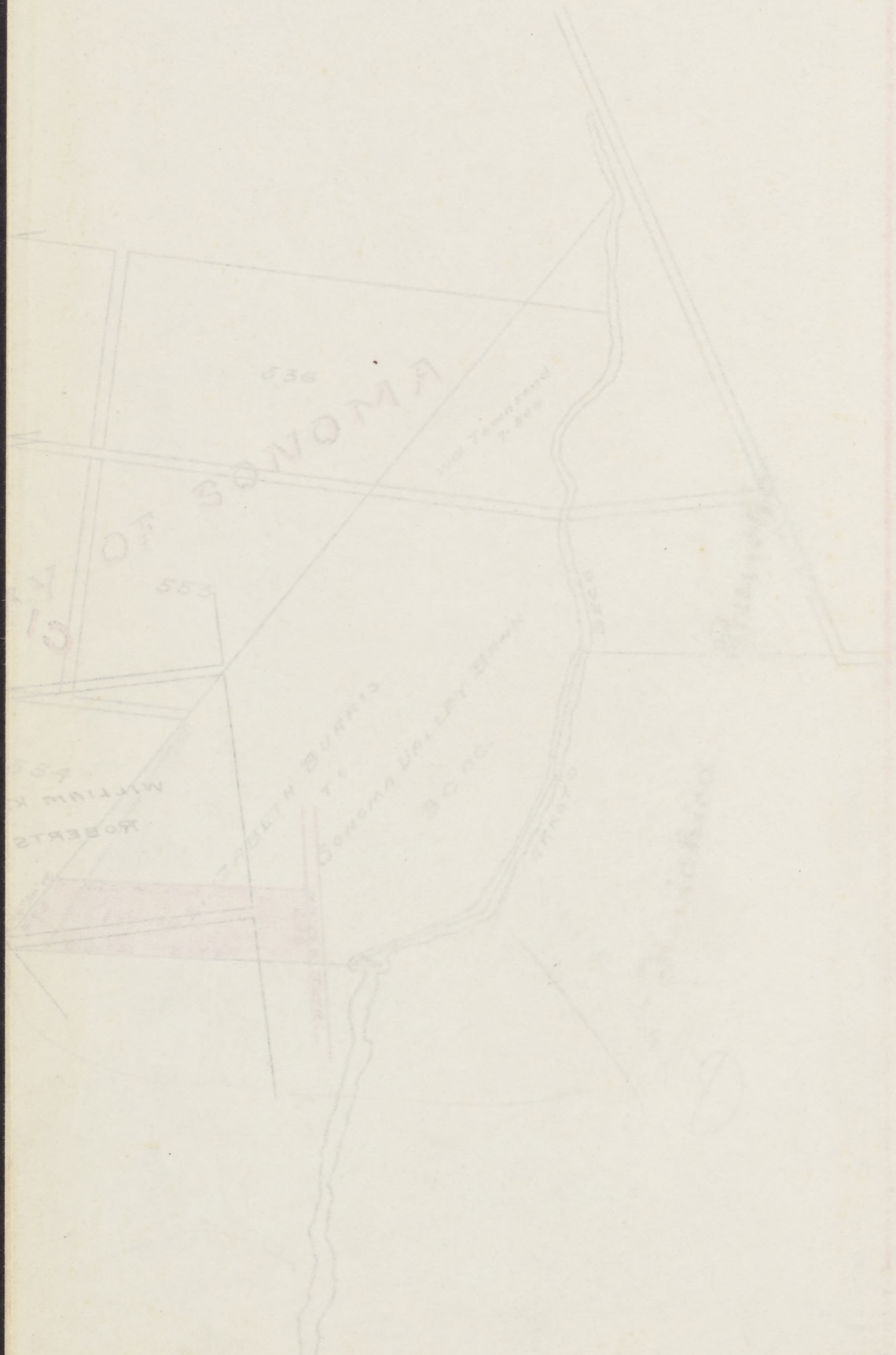

536
553
554
CITY OF SONOMA
WM Townsend
T-504
WILLIAM K.
ROBERTS
ELIZABETH BURRIS
TO
SONOMA VALLEY BANK
30 AC.
12 AC.
N.86°W. 17.08
S.26°30'W. 6.63
S.86°E. 21.63
N.3°30'W. 6.48
BOX
SECO
ARROYO
Plat wrong
Scale 10 CHS. = 1 inch.


SONOMA
536
553